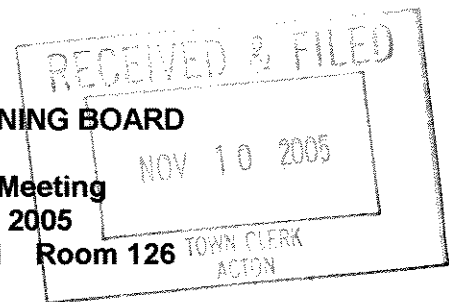


ACTON PLANNING BOARD

Minutes of Meeting

October 11, 2005

Acton Town Hall Room 126



Planning Board members Mr. Greg Niemyski (Chairman), Mr. Christopher Schaffner (Vice Chair), Mr. William King (Clerk), Ms. Ruth Martin, Mr. Gary Sullivan, Mr. Edmund Starzec, Michael Densen, and associate Bruce Reichlen attended. Also present was Town Planner, Mr. Roland Bartl and Planning Board Secretary, Kim DelNigro.

Mr. Niemyski called the meeting to order at 7:30 PM.

I. Citizens Concerns

No concerns.

II. Consent Agenda

A. The minutes of 9/27/05 were approved unanimously as drafted.

III. Reports

CPC: Ed Starzec reported that CPC discussed preliminary projects for the coming year.

EDC: Roland Bartl reported that EDC discussed preparation for the state of the town meeting.

MAGIC: William King reported that MAGIC will host its Fall Legislative Breakfast on Monday morning, October 24 at the Lexington Sheraton in Lexington.

South Acton Commuter Rail Task Force: Gary Sullivan reported that their next meeting will be October 19 and they will be discussing 5 different proposals and working with the Engineering Department and Conservation Commission for expanding the commuter lot.

IV Representation on Environmental Standards for Fill Material Committee

The Planning Board discussed the invitation to send a member delegate to the Committee on Environmental Standards for Fill Material. Board members respectfully declined to participate on the committee. It was noted that the subject matter does not materially affect land use planning and policy in the Town of Acton. However, the Planning Board will be happy to schedule the committee at one of its future meetings to entertain questions and provide input as the committee may request.

V. Follow-up on Pope Road Sight Distance Evaluation

The applicant Mr. James Fenton was present. The Board reviewed the staff's memos, and the applicant's engineer's memo regarding the sight distance at the intersection of Brabrook Road and Pope Road following the work that has been done. Following discussion the Board concluded that the sight distance is still inadequate. Mr. Schaffner moved to asked Mr. Bartl to submit a letter to the Board of Selectmen regarding posting a thickly settled sign and to have the trees removed and the earthen berm reduced, Mr. Sullivan 2nd, all voted in favor.

VI. Affordable Housing Zoning Amendments

Board members reviewed the staff memo regarding potential zoning changes for affordable housing, which included recommendations from 2004 "To Live in Acton" report. Discussion ensued, which options to pursue to boost affordable housing production. Board members resolved to focus on the options that promise to be most effective and to refrain from entering legally uncharted territory. Focus will be on:

- Amending and improving the existing Affordable Housing Incentives and Overlay District bylaw to achieve better on more consistent results. This may or would include density

bonuses measured in floor area rather than unit count, revised definitions of low and moderate income households consistent with State definitions, and revised administrative procedures and checklist to verify compliance with the affordable housing requirements before the issuance of occupancy permits. The Board decided to invite local developers and engineers to a meeting in the near future for input.

- Amend the Zoning Bylaw by adding a new use definition for "ECHO dwelling".
- Move to a more recent original construction date the eligibility of single-family homes to include an accessory apartment.

The Planning Board dismissed some options and deferred others including adoption of an inclusionary zoning provision that would require an affordable housing contribution in every development.

Mr. Schaffner moved to close the meeting, Mr. Sullivan 2nd, all voted in favor.

The meeting adjourned at 9:20 PM.